MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA,

scheduled for Wednesday, April 17, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, April 12, 2024, at 4:03 P.M.

CALL TO ORDER

Chair Cue called the meeting to order at 5:27 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		

Present: 9
Absent: 0

STAFF PRESENT

Jack Blair, City Attorney Lori Doring, Secretary to the Council Marissa Gomez, Council Staff

1. RECEIPT & FILING OF MINUTES

a. No items this week.

2. <u>APPOINTMENTS & REAPPOINTMENTS</u>

2.d was read and voted on separately.

- a. Elian Hurtado Appointment to the Tulsa Development Authority replacing Thomas Boxley; term expires July 31, 2026. (CD-8) [PW 4/10/24; CC 4/17/24] 24-334-1
- b. Debra J. (DJ) Morrow Ingram Reappointment to the Tulsa Housing Authority; term expires January 20, 2026. (Attended 11/11 meetings.) (CD-7) [UED 4/10/24; CC 4/17/24] 24-332-1
- c. Sheila Johnson Brown Reappointment to the Tulsa Housing Authority; term expires January 20, 2026. (Attended 8/11 meetings.) (CD-1) [PW 4/10/24; CC 4/17/24] 24-333-1

Public Comments:

John Huffines -2.a - 2.d.

Councilor Decter Wright moved to approve 2.a - 2.c. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

Councilor Hall-Harper, Councilor Bellis, Councilor Miller, and Councilor Decter Wright recused at 5:30 P.M.

d. Mary Quinn Cooper – Reappointment to the Tulsa Women's Commission; term expires May 31, 2027. (Attended 11/12 meetings.) (CD-4) [UED 4/10/24; CC 4/17/24] 24-331-1

Councilor Patrick moved to approve 2.d. Councilor Bengel seconded the motion.

ROLL CALL:

Yea Hall-Harper Absent Bengel Cue Yea Decter Wright Absent Patrick Yea Lakin Yea Bellis Absent Fowler Yea

Miller Absent

Yeas: 5 Nays: 0 Absent: 4 Abstentions: 0

Motion carried.

Councilor Hall-Harper, Councilor Bellis, Councilor Miller, and Councilor Decter Wright returned at 5:30 P.M.

3. PUBLIC HEARINGS

a. Public Hearing for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding a proposed Ordinance approving and adopting the Project Anthem Economic Development Project Plan and Supporting Incentive District, City of Tulsa, pursuant to the Oklahoma Local Development Act; identifying and establishing an Incentive District; designating and adopting project area and incentive district boundaries; deferring the naming and the date for the creation of the Incentive District; adopting certain findings; authorizing the City of Tulsa and the Tulsa Authority for Economic Opportunity as the entities to carry out and administer the Project Plan; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Tulsa Metropolitan Area Planning Commission. (Public Hearings: 4/17/24; 5/1/24) [UED 4/17/24; CC 4/17/24; CC 5/1/24] 24-358-1

Councilor Decter Wright moved to enter Public Hearing on 3.a. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Millon	Vac		

Miller Yea

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:32 P.M.

Spencer Mitchell from PartnerTulsa addressed the Council. Jeff Sabin from the Center for Economic Development Law presented.

Public Comments: Susan Frederick – 3.a. Heidemarie Fuentes – 3.a. James Alexander, Jr. – 3.a. Bernice Alexander – 3.a.

Without objection, Council exited Public Hearing on 3.a at 5:57 P.M.

4. MAYOR'S ITEMS

- a. Mayor's presentation of the City of Tulsa Fiscal Year 2024-2025 Budget and Capital Plan. (Note: Per Council Rules and Order of Business, Public Comment will not be taken on this item. Public input will be heard at future Public Hearings.) [CC 4/17/24] 24-373-1
 - Mayor Bynum presented the City of Tulsa Fiscal Year 2024-2025 Budget and Capital Plan.
- b. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by Arkansas Valley Petroleum, LLC of property located at 9001 S. Union Ave., Parcel 241-2020, 75 South Mini Storage Addition, required for a private detention pond, roadside ditch, and drives in the public right-of-way for a new commercial development for the Cedar Ridge South 75 Storage Project. (CD-2) [CC 4/17/24] 24-367-1
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Sidewalk Easement Donation by S. Peoria, LLC of property located at 3647 S. Peoria Ave., Parcel 496, Lee Dell Addition, required in conjunction with a commercial building permit for the Raising Canes #930 Project. (CD-9) [CC 4/17/24] 24-371-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Storm Sewer Easement Donation by We Are Society, Inc. of property located at 6311 E. Oklahoma PL. N., Parcel 573, Exchange Acres Addition, required for infrastructure improvements at the Maplewood Village Development for the Maplewood Village Project. (CD-3) [CC 4/17/24] 24-370-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by RAG, LLC of property located at 3010 N. David Patrick Ave., Parcel 585, Raceway Addition, required for infrastructure improvements including floodplain modification at the Greenheck campus for the Greenheck Phase II Addendum 2 Project. (CD-3) [CC 4/17/24] 24-369-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Home Depot U.S.A., Inc. of property located at 8880 S. Delaware Ave., Parcel 477, Home Depot at 91 Delaware Center Addition, required for commercial development for The Courts at 9100 Sanitary Sewer Project. (CD-2) [CC 4/17/24] 24-368-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center May 2024 Events scheduled for May 1-31, 2024, at 300 S. Denver Ave. (CD-4) [CC 4/17/24] 24-342-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Downtown Midweek Market scheduled for April 24, 2024, at Chapman Green, 600 S. Main St. (CD-4) [CC 4/17/24] 24-343-1

- i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: End the STIgma: Stop STIs Street Party scheduled for April 23, 2024, at 300 S. Madison Ave. (CD-1) [CC 4/17/24] 24-344-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Philbrook Wine Experience 2024 scheduled for April 25-27, 2024, at 2727 S. Rockford Rd. (CD-4) [CC 4/17/24] 24-345-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Union Cycliste Internationale (UCI) World Cup scheduled for April 25-28, 2024, starting at N. Lansing Ave. and E. Archer St. (CD-1) [CC 4/17/24] 24-346-1
- 1. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Cinco de Mayo Run scheduled for May 3, 2024, starting at 1875 S. Boulder Ave. (CD-4) [CC 4/17/24] 24-347-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Downtown Midweek Market scheduled for May 1, 8, 15, 22, 29, 2024, at Chapman Green, 600 S. Main St. (CD-4) [CC 4/17/24] 24-348-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Elote's Cinco de Mayo Street Festival scheduled for May 4-5, 2024, at 514 S. Boston Ave. (CD-4) [CC 4/17/24] 24-349-1
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: May 2024 Guthrie Green Events scheduled for May 1, 3, 5, 8, 9, 10, 11, 12, 15, 16, 18, 19, 22, 24, 26, 29, 2024, at 111 E. Reconciliation Way. (CD-1) [CC 4/17/24] 24-350-1
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONEOK Field May Events scheduled for May 1-31, 2024, at 201 N. Elgin Ave. (CD-1) [CC 4/17/24] 24-351-1
- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tour de Tulsa scheduled for May 4, 2024, starting at 2100 S. Jackson Ave. (CD-2) [CC 4/17/24] 24-352-1
- r. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Wine & Swine scheduled for May 1, 2024, at 201 N. Main St. (CD-1) [CC 4/17/24] 24-353-1

Public Comments: John Huffines – 4.m, 4.o.

Councilor Decter Wright moved to approve 4.b - 4.r. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7761 from RS-4 to RS-5 for property located east of the NE/c of E. 41st St. S. and S. 145th E. Ave. requested by Mark Capron. (Property owner: Glenwood Homes, LP) (CD-6) (TMAPC voted 7-0-0 to recommend APPROVAL of RS-5 zoning.) [UED 4/10/24; CC 4/17/24; CC 5/1/24] 24-338-2

Councilor Decter Wright moved to approve 5.a. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
X C'11	N.T.		

Miller Nay

Yeas: 8 Nays: 1 Absent: 0 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving and adopting the Project Anthem Economic Development Project Plan and Supporting Incentive District, City of Tulsa, pursuant to the Oklahoma Local Development Act; identifying and establishing an Incentive District; designating and adopting project area and incentive district boundaries; deferring the naming and the date for the creation of the Incentive District; adopting certain findings; authorizing the City of Tulsa and the Tulsa Authority for Economic Opportunity as the entities to carry out and administer the Project Plan; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Tulsa Metropolitan Area Planning Commission. [UED 4/17/24; CC 4/17/24; CC 5/1/24] 24-357-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Jaime Skipper, on behalf of the Housing Authority of the City of Tulsa for property located at 3608 N. Quaker Ave., Comanche Park Addition. The easement closure request is for future development. (CD-1) [PW 4/17/24; CC 4/17/24; CC 5/1/24] 24-359-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of three (3) Waterline Easements, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2007086029. The easement closure request is for future expansion of Saint Francis Hospital South. (CD-7) [PW 4/17/24; CC 4/17/24; CC 5/1/24] 24-360-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Waterline Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009026994. The easement closure request is for future expansion of Saint Francis Hospital South. (CD-7) [PW 4/17/24; CC 4/17/24; CC 5/1/24] 24-361-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of two (2) Waterline Easements, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009026995. The easement closure request is for future expansion of Saint Francis Hospital South. (CD-7) [PW 4/17/24; CC 4/17/24; CC 5/1/24] 24-362-2

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of two (2) Waterline Easements, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009026996. The easement closure request is for future expansion of Saint Francis Hospital South. (CD-7) [PW 4/17/24; CC 4/17/24; CC 5/1/24] 24-363-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009030760. The easement closure request is for future expansion of Saint Francis Hospital South. (CD-7) [PW 4/17/24; CC 4/17/24; CC 5/1/24] 24-364-2

Without objection, items 6.a - 6.g were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

7.1 was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7760 from RS-3 and Route 66 Overlay to RS-3, Route 66 Overlay, and HP Overlay for property located at the SW/c of E. 11th St. S. and S. Peoria Ave. requested by Tulsa City Council. (TMAPC voted 9-0-0 to recommend APPROVAL of the Historic Preservation Overlay.) [UED 3/27/24; CC 4/10/24; CC 4/17/24] 24-268-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of five hundred thousand dollars (\$500,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (Council District 4 Community Development Project) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-312-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred fifty thousand dollars (\$150,000.00) recognized from unappropriated fund balance within the General Fund. (Claims Recovery Funding) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-311-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of four hundred thousand dollars (\$400,000.00) between account groups and projects within the Pandemic Relief Recovery Fund. (Corona Relief Fund Administration and Oversight and partial funding of Mayor's Office of Resilience and Equity position) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-313-2.
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred eighty thousand dollars (\$180,000.00) recognized from unappropriated fund balance within the Short Term Capital Fund. (Purchase of a refuse truck for Parks, Culture and Recreation Dept.) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-314-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of six hundred ninety-three dollars and thirty cents (\$693.30) from unassigned fund balance within the General Fund. (Donation revenue to Department of City Experience and City Council) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-315-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to recognize and make

supplemental appropriations of six million, eight hundred fifty thousand dollars (\$6,850,000.00) from revenue received from the sale of Stormwater Revenue Bonds within the Tulsa Public Facilities Authority (TPFA) 2024 Stormwater Bonds SubFund. (Perry Creek-rehab, Hager Creek-flood control, Little Haikey Creek-91st St. widening) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-316-2

- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of one million, three hundred seven thousand, four hundred ninety-five dollars and eight cents (\$1,307,495.08) between departments, account groups, and projects within Grant Revenues received from the United States Treasury American Rescue Plan Act SubFund. (Airmen Center Project) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-317-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of six hundred ninety-two thousand, five hundred four dollars and ninety-two cents (\$692,504.92) from Grant Revenues received from the United States Treasury American Rescue Plan Act SubFund. (Airmen Center Project) [UED 4/10/24; CC 4/10/24; CC 4/17/24] 24-318-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., Tulsa County Document No. 2009037013. The easement closure request is for future expansion of Saint Francis Hospital South. (CD-7) [PW 4/10/24; CC 4/10/24; CC 4/17/24] 24-327-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., Tulsa County Document No. 2009037011. The easement closure request is for future expansion of Saint Francis Hospital South. (CD-7) [PW 4/10/24; CC 4/10/24; CC 4/17/24] 24-328-2

Public Comments:

Susan Frederick – 7.a, 7.d. Heidemarie Fuentes – 7.a, 7.d. James Alexander, Jr. – 7.h, 7.i. John Huffines – 7.k.

Councilor Decter Wright moved to approve 7.a - 7.k. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	V_{ea}		

Miller Yea

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

Councilor Fowler recused at 6:31 P.M.

1. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 4, Tulsa Revised Ordinances, Chapter 1, Section 100, "Salary of Mayor," amending the Mayor's salary commencing December 2, 2024; amending Section 200, "Salary of Auditor," setting Auditor's salary to match Tulsa Charter Article IV, Section 2; amending Section 309, "Salary of

Councilors," setting Councilors' salary to match Tulsa Charter Article II, Section 2; providing for eligibility of elected officials to participate in a Deferred Compensation Plan and establishing the City contribution to said plan; providing for severability; and repealing all ordinances in conflict. [UED 3/6/24; PW 3/27/24; CC 4/10/24; CC 4/17/24] 24-236-4

Councilor Decter Wright moved to approve 7.1. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Absent
X 4°11	37		

Miller Yea

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Councilor Fowler returned at 6:32 P.M.

8. COUNCIL ITEMS

a. Councilors' announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Bellis announced that there would be a District 4 town hall meeting on Thursday, May 2, 2024. Councilor Decter Wright invited everyone to the Orbit Arts Festival at the Tulsa Performing Arts Center on Saturday, April 20, 2024.

b. Consideration and possible approval, adoption, denial, amendment or revision of a proposed District 5 project that will use Council District Community Development Priority Project funds from Improve Our Tulsa 2 for Skelly Bypass Trail rehabilitation in the amount of four hundred thousand dollars (\$400,000.00). (Miller) [PW 4/10/24; CC 4/17/24] 24-341-2

Public Comments: September Brown – 8.b. Terry Brown – 8.b. Reynolds Wallis – 8.b. Shane Hood – 8.b. Karen Gilbert – 8.b.

Anna America, Parks and Recreation Director, addressed the Council.

Councilor Lakin left the meeting at 6:52 P.M. and returned at 6:54 P.M.

Councilor Bellis left the meeting at 7:16 P.M. and returned at 7:18 P.M.

Councilor Patrick left the meeting at 7:18 P.M. and returned at 7:20 P.M.

There was Council discussion.

Councilor Decter Wright moved to send 8.b back to a Committee meeting on May 1, 2024. Councilor Bellis seconded the motion.

Councilor Decter Wright withdrew the motion.

After Council discussion, 8.b will be on a Committee meeting agenda on May 1, 2024, and the 5:00 P.M. City Council meeting on May 1, 2024.

9. <u>NEW BUSINESS</u>

a. No items this week.

10. HEARING OF APPEALS

a. No items this week.

11. HEARING OF PUBLIC COMMENTS

a. No items this week.

Adjournment.

12. ADJOURNMENT

a.

Chair Cue adjourned the meeting at 7:28 P.M.

Lori Doring, Secretary to the Council

Jeannie Cue, Chair of the Council